

Development Opportunity

Springfield Road, Grantham, NG31 7SH

**6.23 acre development site -
Grantham**

**Offers in excess of £2m
(unconditional)**

6.23 Acres
(2.52 Hectares)

- 72,980 sq ft of existing buildings
- 44 meter height precedent set from Maltings building
- Planning and demolition reports available upon request
- Mixed commercial and residential area
- Unconditional offers sought

Development Opportunity, Springfield Road, Grantham, NG31 7SH

Summary

Available Size	6.23 Acres
Price	Offers in excess of £2,000,000
Business Rates	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Due for demolition

Description

The property lies within an area which is under considerable change close to existing amenities. Although it has long been part of an established employment area, redevelopments in the vicinity (shown on the aerial photo above) are rapidly changing this area to one of a more mixed-use character. An area 10m x 10m is excluded at the north east of the site for a self-contained aerial.

A planning report and desk top environmental and geotechnical report are available for interested parties together with a demolition quote. The planning report shows that the site has potential for redevelopment for employment / residential / hotel+ leisure or retail + food/beverage uses or a mix of such uses.

Location

Grantham is a market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

Accommodation

The accommodation comprises the following areas: The existing Maltings buildings comprise a total of 72,980sqft [6,780 sqm] with a prominent mill building (pictured) of approx. 44m equivalent to a (13/14) storey block of flats/offices. There is thus considerable scope on any redevelopment to exceed the current floor space.

Name	sq ft	sq m	Availability
Building - 6.23 Acres Development Site	271,378.80	25,211.92	Available
Total	271,378.80	25,211.92	

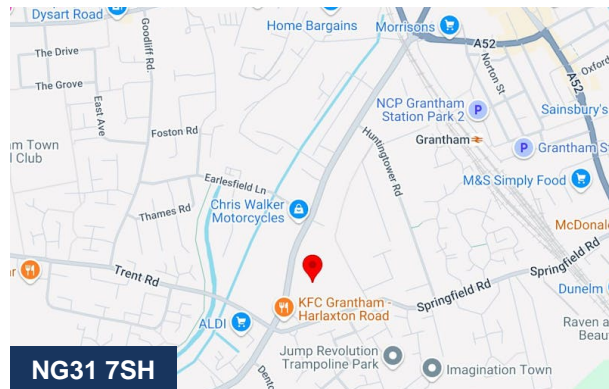
Terms

Unconditional Freehold offers invited - offers in excess of £2m

Joint Agents

WYM Real Estate - Don Young - 07768 433131 - don@wymre.com

London and Oxfordshire Property Consultants - Crispin Topping - 07831480873 - crispin.topping@londonandoxfordshire.com



Viewing & Further Information

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